Planning Agenda Item #_____

City of Wichita
City Commission Meeting
June 24, 1986

Agenda Report #_____

TO: Mayor and City Commissioners

SUBJECT: Z-2759 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY AND "A" TWO-FAMILY DWELLING TO "A" TWO-FAMILY, "R-5" GENERAL RESIDENCE AND "R-6" GENERAL RESIDENCE DISTRICTS LOCATED EAST OF WOODLAWN BETWEEN 32ND AND 37TH STREETS NORTH. (PARCELS 7A, 7C, 11D, 11E, 11G, AND EAGLEROCK APTS) (Killarney Investments, Inc., et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On May 29, 1986, the MAPC held a public hearing to consider a zone change from "AA" and "A" to "A", "R-5" and "R-6" for 136.2 acres of land located between 32nd and 37th Streets North in an area east of Woodlawn. The application consists of six separate parcels, one of which is platted and developed, with rezoning being requested as follows:

		Acres	Max. Dwelling Units
Parcel 7A	"AA" to "R-5"	16.6	289
Parcel 7C	"AA" to "R-6"	22.8	661
Parcel 11D	"AA" to "A"	26.2	380
Parcel 11E	"AA" to "R-5"	29.7	517
Parcel 11G	"AA" to "R-6"	21.8	632
Eaglerock Apts	"A" to "R-6"	19.1	554

These six parcels are now part of two separate residential community unit plans, DP-113 and DP-115, both of which are being deleted. Under the C.U.P.'s, approximately 2,924 dwelling units could be built on 214 acres of land. Under the zoning categories now being requested, approximately 3,033 units can be constructed on 136 acres. However, after deletion of the Northeast Circumferential right-of-way, the maximum number of units would be approximately 2,605. Several property owners in the area spoke in opposition to the zone changes for Parcels 11E and 11G. Lower densities were preferred on these two parcels. The MAPC unanimously recommended approval of the zone changes as requested subject to dedicating the necessary right-of-way for the Northeast Circumferential within 90 days after the alignment is finalized and subject to platting all Parcels except the Eaglerock Apartments within two years.

CPO Council "I" voted 6-3 to approve Parcels 7A, 7C, 11D, and Eaglerock as requested and to recommend "A" zoning for Parcel 11E and "R-5" zoning for Parcel 11G.

Analysis: With the proposed alignment for the Northeast Circumferential cutting through this area in an east-west direction, multi-family zoning classifications would appear to be appropriate districts to act as buffers between the highway and the developed and proposed low-density residential areas to the south and north. The exact alignment for the highway west of Rock Road has not been determined at this time, but as soon as it is finalized, the appropriate right-of-way should be dedicated from Parcels 7C, 11D, and 11E.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject site for the uses proposed, and the recommendation of staff justified the zone change.

Actions:
1. Concur with the findings of the MAPC and approve the zone change subject to the condition of platting; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
5-29-86 MAPC Minutes
CPO Memorandum (see Z-2757)

(_____) Published in The Daily Reporter on 1/25/91

ORDINANCE NO. 41-275

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of Section 28.04.210, The Code of the City of Wichita, Kansas, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. Z-2759

Zone change from the "AA" One Family Dwelling District to the "R-6" General Residence District and the "A" Two Family Dwelling District.

"AA" to "R-6"
Lot 1, Block 1, Killarney West Residential Addition, Wichita, Sedgwick County, Kansas.

"AA" to "A"
Lot 1, Block 2, Killarney West Residential Addition, Wichita, Sedgwick County, Kansas.

Located at 34th Street North and east of Woodlawn.

SECTION 2. That upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Zoning Ordinance as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, _____

ATTEST:

_____ _____

(SEAL) City Clerk Mayor

Approved as to form:

_____

City Attorney